

**Call to Order:**

The meeting was called to order at 7:40 p.m. Present were Chair, Joan Duff, and members Linn Anderson, John McDonnell and Vincent Chiozzi; also present was Lisa Schwarz, Senior Planner and Jacki Byerley, Planner.

**Master Plan:**

Ms. Schwarz reviewed a PowerPoint Presentation to the Board that included the Master Plan process, the Vision Statement and Goals of the Master Plan, the Merrimack Valley Planning Commission population and build-out calculations to 2040. Ms. Schwarz also reviewed the demographic information from the 2010 census by age group, reviewed the income levels of neighboring communities and the tax impact on residential tax bills. Mr. Chiozzi asked if communities close to build-out had higher residential tax bills. The Board discussed the sections within the Master Plan, the timeline for a final version of the Master Plan, and if there are any conflicts with the goals and objectives of the Master Plan. Ms. Anderson noted that she would review her changes to the Master Plan with Lisa and suggested scheduling time on upcoming Planning Board agendas.

**Bancroft School:**

The Board opened the discussion that was continued from the June 28<sup>th</sup> meeting on an application by the Town of Andover for a Site Plan Review for the proposed demolition of the existing 69,445 sf Bancroft School and the construction of a 106,486 sf school for grades K-5 located at 15 Bancroft Road. This application is subject to MGL Chapter 40A Section 3, (the Dover amendment) which provides zoning protection for Religious Uses, Educational Uses and Child Care Facilities. Ms. Duff, Chairman, gave an overview of the Planning Board meeting procedures, the courtesy notice information that was mailed to abutters and reviewed the Inspector of Buildings Dover Uses procedures. Jamie Warren, of Symmes Maini & McKee Associates (SMMA), updated the Board on the project status, gave an overview of the changes to the plans, and reviewed some of the topics from the Board's previous meetings. Mr. Warren also noted that they have addressed DPW's issue with the waterline and changed the waterline from an 8" to a 12" line; he also reviewed the changes to the drainage system, wetland reconstruction, and reviewed the grade, traffic and safety on West Knoll Road. Mr. Warren also reviewed the construction phasing and the soccer fields. Construction will be done in (3) three phases; phase one would be the construction of a 24' wide right-of-way on West Knoll Road, tree removal and temporary parking; phase two will start the construction of the new building; phase three will move students to the new building, demolish the existing building and reconstruct the parking lot. Peter Lukacic of SMMA gave an overview of the lighting for the playing fields, the walkway and the existing condition of the soccer field by the school. Mr. Lukacic reviewed the 3 options for the new soccer fields, the landscape buffering plan, and the lighting/photometric plan. Ms. Duff asked if the three options kept the field closer to the school per the Principal's recommendation. Mr. Warren noted that options 1 & 3 shorten the fields and improve the buffering, and also noted that the base plan and option 2 have three full size playing fields. Ms. Anderson asked why the existing field can't be used. Mr. Lukacic reviewed the condition of the existing field and noted that the existing field may be able to be used, but it was not an ideal site because of the soils and possible safety issues related to parking on Bancroft Road. Ms. Byerley reviewed the Town's filing to MassDOT for the removal of the island on West Knoll Road at South Main Street. She also reviewed a letter from Safety Officer Edgerly dated July 26, 2011

**Bancroft School (cont.):**

regarding safety concerns about traffic on West Knoll Road during the first 18 months of construction. Ms. Anderson expressed concern regarding off-site drainage and asked to see ESS Group's comments regarding the drainage. Mr. Warren noted that all the drainage is being contained on-site. Ms. Anderson questioned the traffic report as part of the application to MASS DOT. Maria Maggio, Acting Director of Plant and Facilities noted that Mass DOT application has the traffic report. Thomas Garesche of 14 West Knoll Road expressed concern that the traffic report submitted to Mass DOT did not include traffic during construction and traffic during peak hours. He also expressed concern regarding the grade in West Knoll Road and sight distance. Mr. Warren noted that in Safety Officer Edgerly's letter he states that, in his experience, vehicular speeds are reduced during periods of high traffic volume. The Board wants the applicant to relook at the sight distance on West Knoll and wants real grades of West Knoll Road not grades taken from the GIS system. Todd Jackson, of 127 Holt Road, reviewed a letter to the Board dated July 25, 2011 outlining his concerns regarding the soccer field, lighting, buffering, and general traffic patterns. Ms. Maggio noted that she has spoken with the Principal of the Bancroft School and she is encouraging more students to take the bus during the construction phase of the project. Mr. Lukacic noted the lights get turned off between 9 and 10 pm, he reviewed the lighting for the bike path which is for security and noted that buffering can be added to the plan. Jan Jackson questioned if walkers to the school would be provided for during the construction phase. Mr. Warren noted that walkers would be provided for during all phases of construction. Ms. Anderson asked if there was a landscape/buffer plan. Mr. Warren noted that a plan was submitted but it's still developing in more detail as they meet with individual abutters. Ms. Duff reviewed e-mails from abutters that were included in their packets. The Board discussed the drainage, the road profile of West Knoll Rd, and asked if the abutters were in consensus on a soccer field plan. Attorney Johnson noted that each plan has a different impact to the abutters. Mr. Warren noted that the School Building Committee has to decide on an option for the Board's consideration. On a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted to continue the discussion on an application by the Town of Andover for a Site Plan Review under MGL Chapter 40A Section 3, (the Dover amendment) for the proposed demolition of the existing 69,445 sf Bancroft School and the construction of a 106,486 sf school for grades K-5 located at 15 Bancroft Road until August 9, 2011 at 8:15 p.m.. **Vote:** Unanimous (4-0)

**Minutes:**

On a motion by Ms. Anderson seconded by Mr. McDonnell the Board voted to approve the June 14, 2011 minutes as amended. **Vote:** Unanimous (4-0)

**Adjournment:** The meeting was adjourned 9:50 p.m.